

From: James Darkins
Sent: 18 March 2016 15:46
To: Paul Widdowson <paul.widdowson1@btinternet.com>; Phillip Dunnett <phillip.dunnett@suffolkcoastal.gov.uk>; lee sutton <leesutton2008@hotmail.co.uk>; Esme Richardson <esmerichardson@icloud.com>; Raymond Catchpole <raymond.catchpole@suffolkcoastal.gov.uk>
Cc: Michelle Webb <clerkwclc@gmail.com>
Subject: Re: Playing field.

Dear Esme

Thank you for your email regarding the agreement dated 2 September 2009 between the Parish Council and the Charity.

The Trustees have their next meeting on 14 April and we will respond to you following that meeting. In the meantime there are two issues you and your fellow Councillors may care to consider.

Firstly under clause 7 of the agreement the Council is required to give the Charity 12 months notice if it wishes to terminate the agreement. We will treat your email of 16 March as notice of the Council's intention to terminate. While the Trustees will consider your request for early termination, you should continue to ensure that the terms of the agreement are complied with including keeping appropriate insurance in place and ensuring that the play equipment is safe and properly maintained.

Secondly, under clause 3.8 the Council is required to maintain the fencing, gates and pavilion. All of which are currently in a poor state of repair. The fence posts having rotten through in some places and the gates no longer being secure. While the Trustees will consider this issue formally at their meeting, the Council may wish to consider setting aside a provision for deferred maintenance until matters have been resolved.

Best wishes

James

James Darkins

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Dear Karen

See email below.

WPC is required to meet its obligation to maintain the fencing, play equipment and pavilion under the terms of the lease. Any dilapidations will either (i) need to be paid for by WPC upon expiry of the lease or (ii) the works undertaken by WPC ahead of the handover. Given the lack of resources at WPC we have been proceeding with the second option, namely:

1. Obtaining quotations to cut a 2 metre wide perimeter between the existing fencing and the gorse, which has encroached on the boundary and
2. Once the perimeter is clear obtaining quotations to repair the fencing and gates.

As soon as we have prices for 1, we will come to WPC so that they can engage the contractor offering the best value (note we cannot reclaim VAT). Likewise with the fencing we will come to WPC once the perimeter is clear and we have obtained quotes.

As far as the pavilion is concerned, this may or may not be a problem. We are awaiting the results of an asbestos survey which will determine whether we require WPC to remove or repair the pavilion.

Happy to discuss

Best wishes

James

James Darkins

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Dear Karen

Please find attached the two gorse clearance quotes for the playing field at Walberswick.

There are three documents attached:

1. a) & b) are the quote and specification from Conservation Works - Fran Cousins
2. The quote from Andrew Howlett - Agricultural contractor

With regards to the gorse clearance, we are restricted as to the work that can be carried out on The Common, during certain times of year due to our stewardship agreement with Natural England (October through to the end of February, is our window of time).

It is important if possible that this task be assigned to this year's Parish Council budget, while the fencing repairs and work to the Pavilion could be more flexible. Although the Parish Council must be aware that they will not be able to hand back the lease on the Playing Field and Pavilion until all of the works have been completed.

Fran Cousins will also be quoting for the fencing work, although he has advised us to wait until the gorse clearance has taken place before quoting for repairs to the fencing, as in places, the fencing has become intertwined with the gorse.

With regards to the Pavilion, I am still waiting to hear back from our health & safety adviser.

Please let me know how you would like to proceed with the gorse clearance work.

I look forward to hearing from you in due course.

Kind regards

Michelle Webb
Clerk to the Trustees

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Further to our discussion and my subsequent emails you may recall that there are three items of expenditure which WPC will need to budget for in order to meet its obligations under the lease of the playing field on The Common:

1. Clearing gorse from around the perimeter fence and the pavilion.
2. Repairing the fencing and gates
3. A contingency for eliminating potential asbestos risk with the pavilion.

It has not been easy to find contractors interested in the gorse clearance however our Clerk, Michelle Webb (cc'd above) has finally found two firms who are prepared to undertake the work. She is in the process of ensuring that the specification from both is consistent. For budgeting purposes the final cost will likely be in the range of between £2,500 and £4,120 plus VAT.

Once the gorse has been cleared it will be possible to obtain quotations for the fencing works.

As far as the asbestos risk is concerned we are awaiting a response from the health and safety consultants.

Can you please inform us how we should go about handing the gorse clearance quotations to WPC for approval and subsequent payment. As discussed we would be happy to supervise the contractors given that WPC currently has no Clerk.

Best wishes

James

James Darkins

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1 Crossing Cottage,
Saxmundham Road, Theberton,
Suffolk, IP16 4TN
Mobile 0771 065 2210
www.conservationworks.org.uk
Email : fran@conservationworks.org.uk
VAT no: 815 6665 11

Company no: 4917086

Quote

23/09/2016

Walberswick PC

Walberswick Suffolk.

Playing Field

Cutting back Gorse 2m off fence and round Pavilion.

Cutting and Removal off site.

Price: £2,500.00

Cutting and Relocation on Site.

Price:£3,250.00

ALL QUOTES EXCLUDE VAT AND ARE VALID FOR 2 MONTHS

PLEASE NOTE WE NEED FULL AND ACCURATE INFORMATION REGARDING LOCATION OF WAYLEAVES AND UNDERGROUND SERVICES - WITHOUT THIS WE CANNOT ACCEPT ANY LIABILITY FOR DAMAGE

Fencing: Stock, deer, buffalo, reptile, paddocks, gardens

Felling, woodland management, pollarding,coppicing

Ditch maintenance,Ponds,ditches,digger works,

Construction: boardwalks, bridges,

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Specification for gorse clearance quote from Fran Cousins at Conservation works 23'09'16

We could do just the 2m clearance but we would use a tractor with a flail on to flail down the gorse then cut out and remove the thicker stems and treat with an approved herbicide and finally going over again with the tractor flail.

Playing Field

Cutting back Gorse 2m off fence and round Pavilion.

Cutting and Removal off site.

Price: £2,500.00 + VAT (**£3,000.00**)

Cutting and Relocation on Site.

Price: £3,250.00 + VAT (**£3,900.00**)

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Gorse clearance quote from Andrew Howlett - Agricultural contractor 23'09'16

1. To remove gorse around perimeter and take it to a hap on the common
£2,870.00 +vat

And clearing around the pavilion was asked £500.00 + vat

2. To take gorse off site £750.00 + vat (£ including VAT)

We would use a medium sized 360 digger which would mean a strip slightly wider than 2 metres would be cleared, probably nearer 2.5 metres. Also on the west side where the fence is embedded in the gorse I would suggest removing the fence with the gorse.

Total costs for option 1 (including VAT) **£4,044.00**
Total costs for options 1+2 (including VAT) **£4,944.00**